

IN RE:	PETITION FOR ZONING VARIANCE *	BEFORE THE
	S/S Leinster Garth, 109 ft. W	
	of c/l Ridgely's Choice Drive *	ZONING COMMISSIONER
	3 Leinster Garth	
	11th Election District *	OF BALTIMORE COUNTY
	5th Councilmanic District	
	Vincent A. Bittinger, et ux *	Case No. 95-167-A
	Petitioners	
	* * * * *	

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property known as 3 Leinster Garth, in the Ridgely's Choice subdivision of Baltimore County, near Fullerton. The Petition is filed by Vincent A. Bittinger and Barbara A. Bittinger, his wife, property owners. Variance relief is requested from the strict application of Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (shed) in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the site plan.

Appearing at the public hearing held for this case were the Petitioner/property owners, Vincent A. and Barbara A. Bittinger. Appearing as a Protestant was Robert Najewicz, an immediate next door neighbor who resides at 5 Leinster Garth.

Testimony and evidence was that the subject property is approximately .126 acres in area and is zoned D.R.5.5. The site is improved with a single family two story framed dwelling. The property is located within the residential subdivision known as Ridgely's Choice, which is located not far from Joppa Road in the Fullerton area of Baltimore County. In addition to the dwelling, the site is also improved by a concrete driveway and a shed which is the subject of the variance request. The shed is 10 x 10 ft. in size and is located in the side yard of the property facing Mr. Najewicz's house who resides immediately next door.

ORDER RECEIVED FOR FILING

12/18/95  
J. Chavira

MICROFILMED

The Petitioners indicated that their variance request was based on several circumstances which are unique to their property and use thereof. First, they noted that Mrs. Bittinger's grandmother, Mrs. Beatrice Rock, resides with the Petitioners at 3 Leinster Garth. Apparently Mrs. Rock is elderly and cannot live alone. Thus, Mr. and Mrs. Bittinger have converted the basement of their house for Mrs. Rock to use as living quarters.

Due to this loss of storage space within the dwelling, the Bittings have constructed a 10 ft. x 10 ft. shed in their side yard of their property. The location and size of the shed is clearly shown on the site plan and the photographs submitted. Mr. and Mrs. Bittinger testified that the present location is the only area where the shed can be located. They particularly noted that their rear yard is planted with trees which reduces the area available for the shed. Also, the rear yard is sloped which will make placement of the shed, in that portion of the yard, difficult. The placement of the shed on the other side of the house is not practical because of a basement entrance to the house on that side. Relocation of the shed farther towards the rear of the property but still within the side yard is not feasible because of a window to the basement. As an accommodation to Mr. Najewicz, the Petitioners indicated that they could relocate the shed approximately 3 ft. towards the rear of the house.

Mr. Najewicz testified in opposition to the variance request. He noted that his dining room window overlooks the shed and that its present location blocks his view and is an eyesore. He believes that the shed, where located, negatively impacts his view and use of the property. He also noted that he and the neighbor on the other side of the Petitioners regraded their property and installed a retaining wall to eliminate the rear slope. He offered to assist the Petitioners in this work and stated that such improvements would eliminate the slope in the rear yard. As to

6/18/90  
J. J. Hawk

the trees, he noted that one of the trees has died and should be removed anyway. He also shared this Zoning Commissioner's doubt that the local community association's covenants require the Petitioners to maintain trees in the back yard. Although the covenants were not available at the hearing, it is questionable whether the community association can require the Petitioners to maintain trees on their fee simple owned property. Mr. Najewicz also testified that other neighbors had relocated trees and he did not believe that the trees in the rear yard of the subject property present an obstacle to the placement of the shed there.

In order for a variance to be granted from the height and area regulations in Baltimore County, the Petitioners must comply with those standards set forth in Section 307 of the BCZR. Therein, a 3 prong test is offered. First, the Petitioner must produce testimony and evidence that a practical difficulty would be suffered if the variance relief were denied. To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is also to be noted that a variance can not be granted merely for the convenience of the applicant. See Carney v. City of Baltimore, 201

Md. 130, 93A2d, 74 (1952) and Marino v. Mayor and City Council of Baltimore, 215 Md. 206 (1957). There must be a substantial and urgent need for the variance in order for the practical difficulty test to be met. In addition to a showing of practical difficulty, the Petitioner must demonstrate that there would be no detrimental affect to the surrounding locale. Last, the Petitioner must show that a grant of the variances are within the spirit and intent of the ordinance.

Although sympathetic to the Petitioners' plight, I am not convinced that they have satisfied their burden. In this regard, I do not believe that they have satisfied the practical difficulty standard. Mr. Najewicz testified that other neighbors have made improvements to their rear yards in order to eliminate the slope and make same usable. Similar efforts could be employed here. Moreover, since one of the trees in the rear yard is already dead, removal of that tree and utilization of that space may be feasible.

Even more significant is the effect of the shed on the Najewicz property. The photographs submitted show that the shed is a relatively large structure and blocks Mr. Najewicz's view. Quite simply, it is unfair for Mr. Najewicz and his family to have his view impaired by the shed in its present location. Moving the shed 3 ft. to the rear will not help. A farther relocation of the shed towards the rear yard is not agreed to by the Petitioners because it blocks the basement window.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

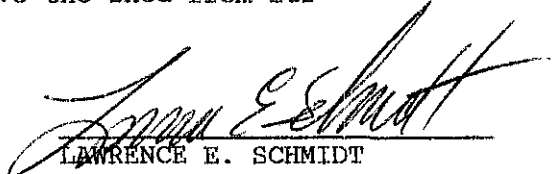
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 8<sup>TH</sup> day of December, 1994 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an access-

12/8/94  
M. G. [Signature]

ry structure (shed) in the side yard in lieu of the required rear yard, be  
and is hereby DENIED:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall have 90 days from the date of this Order to remove the shed from its present location.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES/mmn

ORDER RECEIVED FOR FILING

DATE

BY

12/18/98  
M. Brown

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

December 7, 1994

Mr. and Mrs. Vincent A. Bittinger  
3 Leinstar Garth  
Baltimore, Maryland 21236

RE: Petition for Variance  
Case No. 95-167-A  
Property: 3 Leinstar Garth

Dear Mr. and Mrs. Bittinger:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been denied, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.  
cc: Mr. Robert Najewicz





# Petition for Variance

75-167-A  
to the Zoning Commissioner of Baltimore County

for the property located at 3 Leinster Garth  
which is presently zoned DR-5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1

To allow an accessory structure (shed) in the side yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

*See Attached Letter*

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Vincent A. Bittinger  
(Type or Print Name)

Vincent A. Bittinger  
Signature

Barbara A. Bittinger  
(Type or Print Name)

Barbara A. Bittinger  
Signature

Address

625-7000 VW  
633-0068 BW  
529-2480 H  
Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE 10-28-94



Printed with Soybean Ink  
on Recycled Paper



95-167-A

To Whom It May Concern:

The reasons that this zoning regulation cannot be met:

The placement of the trees in the middle of the rear yard, having four feet from the trees to the fence and eight feet four inches from the rear wall of the house to the trees, prohibits the use of the rear yard for the placement of the shed.

There is no level ground for the shed to be placed on in the rear yard, due to a 45 degree or worse slope from the rear of the house to the end of the property line.

Due to the use of the basement as living quarters for our elderly grandmother, our grandmother needs care due to medical conditions, we cannot use the basement for storage thus the needing of the shed in question.

The other properties in the area do not have the trees, which for some reason the builder planted in the rear yard of the house we later purchased.

The homeowners association does not permit the removal of the two or three trees necessary for the placement of the shed in the rear yard of the house to conform with county regulations. During a community meeting we received approval for the placement of the shed on the side of the house out of the way.

Sincerely,

*Barbara Bittinger*

Barbara Bittinger

*Vincent Bittinger*

Vincent Bittinger



Item # 162

95-167-A

ZONING DESCRIPTION FOR 3 LEINSTER GARTH

Election District # 11 Councilmanic District #

Beginning at a point on the south side of Leinster Garth which is 60 feet wide at a distance of 100 feet west of the centerline of the nearest improved intersecting street Ridgely's Choice Drive which is 50 feet wide. Being Lot # 18, Plat A, Section # 1 in the subdivision of Ridgely's Choice as recorded in Baltimore County Plat Book # 55, Folio # 114, containing .126 acres +/-.

MICROFILMED

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

95-167-A

District: 11th Date of Posting: 11/5/94

Posted for: Varianis

Petitioner: Vincent & Barbara Pittinger

Location of property: 3 Leinster Court, SP

Location of Signs: Fairy road way, on property being zoned

Remarks: \_\_\_\_\_

Posted by: M. H. H. H. Date of return: 11/10/94

Signature

Number of Signs: 1



# NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-167-A  
(Item 162)

3 Leinster Garth  
S/S Leinster Garth, 109' W  
of c/t of Ridgely's Choice  
Drive

11th Election District  
5th Councilmanic

Legal Owner(s):

Vincent A. Bittinger and  
Barbara A. Bittinger

Hearing: Monday,  
December 5, 1994 at  
9:00 a.m. in Rm. 118, Old  
Courthouse.

Variance to allow an accessory structure (shed) in the side yard in lieu of the required rear yard.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

11/149 Nov 10.

# CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Nov. 11, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov. 10, 1994.

THE JEFFERSONIAN,

*A. Henrichson*

LEGAL AD. - TOWSON

~~Publication~~



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

95-167-A

Account: R-001-6150

Date

10-28-94

Item Number 162

Taken in by: JEP

Owner: Bittinger

Site #3 Leinster Barth

#010

Residential Variance Filing Fee \$50.00

#080

Sign & Posting \$35.00

Total \$85.00

RECEIVED

10/28/94 11:14 AM

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 162

Petitioner: Vincent Bittinger

Location: 3 Lemster Court

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Vincent Bittinger

ADDRESS: 3 Lemster Court

Baltimore MD. 21236

PHONE NUMBER: 529-2480

AJ:ggs

(Revised 04/09/93)



TO: PUTUXENT PUBLISHING COMPANY  
November 10, 1994 Issue - Jeffersonian

Please forward billing to:

Vincent and Barbara Bittinger  
3 Leinster Garth  
Baltimore, Maryland 21236  
529-2480

---

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-167-A (Item 162)  
3 Leinster Garth  
S/S Leinster Garth, 109' W of c/l of Ridgely's Choice Drive  
11th Election District - 5th Councilmanic  
Legal Owner(s): Vincent A. Bittinger and Barbara A. Bittinger  
HEARING: MONDAY, DECEMBER 5, 1994 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to allow an accessory structure (shed) in the side yard in lieu of the required rear yard.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

November 4, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-167-A (Item 162)

3 Leinster Garth

S/S Leinster Garth, 109' W of c/l of Ridgely's Choice Drive

11th Election District - 5th Councilmanic

Legal Owner(s): Vincent A. Bittinger and Barbara A. Bittinger

HEARING: MONDAY, DECEMBER 5, 1994 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to allow an accessory structure (shed) in the side yard in lieu of the required rear yard.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Vincent and Barbara Bittinger

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

NOV. 20 1994

Vincent A. Bittinger  
Barbara A. Bittinger  
3 Leinster Garth  
Baltimore, Maryland 21236

RE: Item Number: 162  
Case Number: 95-167A  
Petitioner: Vincent & Barbara Bittinger

Dear Mr. & Mrs. Bittinger:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Zoning Administration and Development Management (ZADM), Development Control, on October 28, 1994.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce N. Watson in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jnw  
Enclosure(s)





BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM  
FROM: DEPRM  
Development Coordination  
SUBJECT: Zoning Advisory Committee  
Agenda: 11/7/94

DATE: 11/21/94

The Department of Environmental Protection & Resource Management has no  
comments for the following Zoning Advisory Committee Items:

Item #'s:

153  
154  
155  
156  
158  
159  
161  
162  
163

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: Nov. 14, 1994  
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for November 14, 1994  
Items 153, 2, 155, 156, 157, 158, 159,  
160, 161, 162 and 163

The Developers Engineering Section has reviewed  
the subject zoning items and we have no comments.

RWB:sw

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE:

FROM: Pat Keller, Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 153, 154, 155, 156, 157, 160, 162, 163, 164, 165, 168, and 171

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Division Chief:

PK/JL



**Maryland Department of Transportation  
State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

11-7-94

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
*ATTENTION: MS. JOYCE WATSON*  
Dear Ms. Winiarski:

Re: Baltimore County  
Item No.: \$ 162 (JJS)

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for* Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 11/08/94

Arnold J. Blon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner:

LOCATION: DISTRIBUTION MEETING OF NOV. 7, 1994.

Item No.:                      Zoning Agenda:

Certification:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

2. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 153, 154, 155, 156, 157,  
158, 159, 160, 161, 162 AND 163

RECEIVED

NOV 10 1994

ZADM

REVIEWER: LT. ROBERT F. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MC-1102F

cc: File



Printed with Soybean Ink  
on Recycled Paper

RECEIVED

RE: PETITION FOR VARIANCE \* BEFORE THE  
3 Leinster Garth, S/S Leinster Garth \* ZONING COMMISSIONER  
109' W of c/l of Ridgely's Choice \*  
Drive, 11th Election District, \* OF BALTIMORE COUNTY  
5th Councilmanic \*  
Vincent and Barbara Bittinger \* CASE NO. 95-167-A  
Petitioners

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of November, 1994, a copy of the foregoing Entry of Appearance was mailed to Vincent and Barbara Bittinger, 3 Leinster Garth, Baltimore, MD 21236, Petitioners.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

Barbara Bellinger  
Lancaster, PA

ADDRESS

3 Church St. - 22224



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

Robert Najewicz

ADDRESS

5 Leinster Garth, Beld. MD  
21206



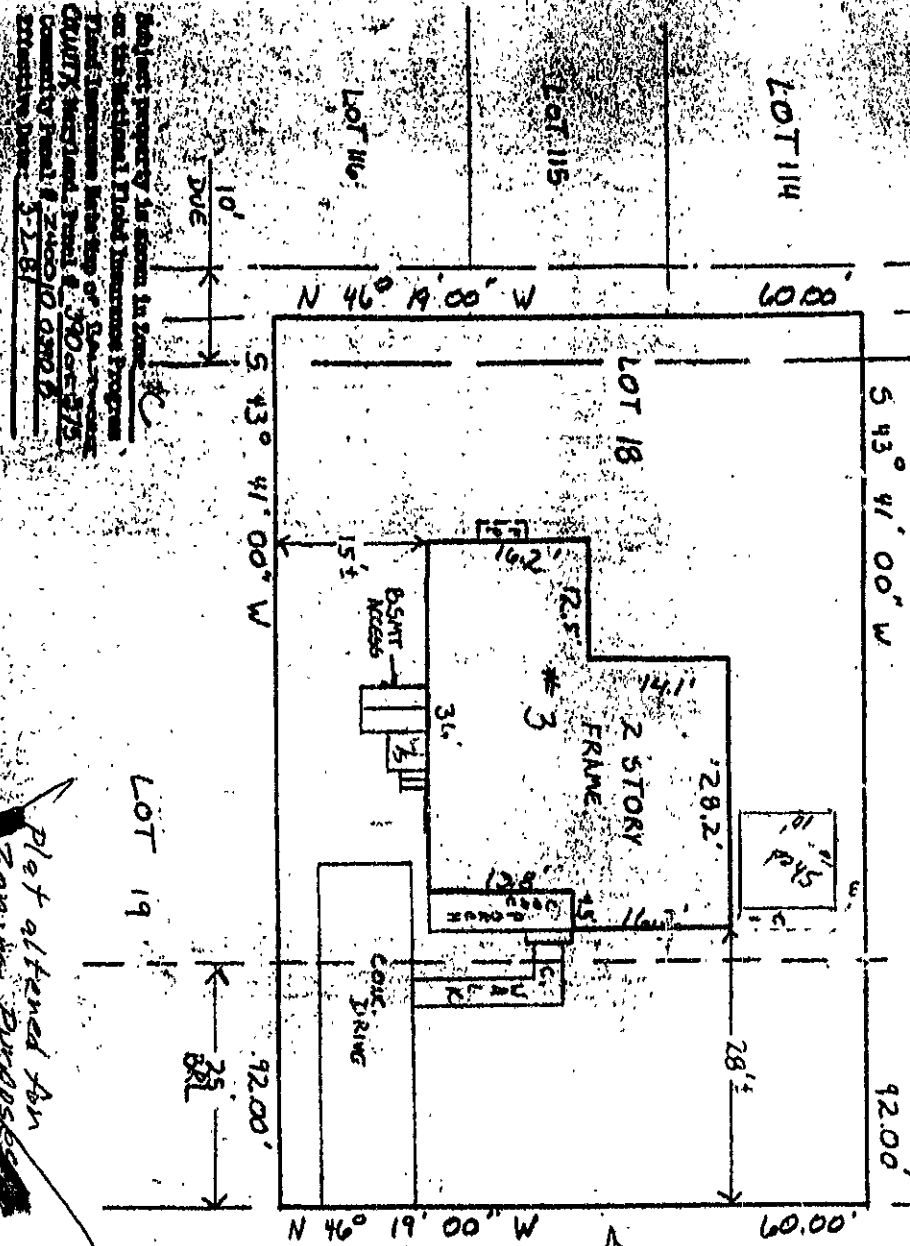


Plat to accompany Variance Petition  
Vincent & Barbara Bittinger

THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS ARE  
CONTAINED WITHIN THE OUTLINES OF THE LOT AND IS  
NOT TO BE USED TO ESTABLISH PROPERTY LINES.

"RIDEBELLY'S CHOICE,"  
recorded in RABBAK '55, Folio 114 among the

are the National Flood Insurance Program  
 Flood Insurance Rate Map of St. Louis  
 County, Missouri, Panel # 30-0-175  
 Community Flood # 240010-0302-B  
 Effective Date 3-2-81



95-167-A  
LOT 17

Not  
Not

← 109' to E of  
Ridgely's Choke  
DR.

LEINSTER GARTH  
(50412)

Zoning: DR-5.5  
Elect. Dist. 11th  
CD, Dist 5th  
1" = 200' scale map no  
NE 9-F

Lot size 126 Acre  
5520

Public Water & Sewer  
and Drain Cleanings

Vicinity Map

Topla Rd

Leinster

Garr

shell of

Ridge

Belair Rd

site

# LOCATION SURVEY

3 LEINSTER CARTH

BALTIMORE COUNTY, MD.

**NT ASSOCIATES, INC.**

16205 Old Frederick Road  
Mt. Airy, Maryland 21771

**Phone 442-2032**

Scale 1 = 20

Date 9-20-93

**Field by AF-11**

Drawn By: PAF/

**Drawing & Misc**

Mrs. Beatrice Rock  
3 Leinster Garth  
Baltimore, Maryland 21236

December 1, 1994

To Whom It May Concern:

This letter is to confirm that I reside at 3 Leinster Garth with my granddaughter Barbara and her husband Vincent. I occupy the basement floor as my living quarters.

I am eight-three years old. Last year I experienced several medical emergencies when I was alone. Both my daughter and son felt I should not be alone all the time. My daughter's house is not big enough to accommodate me. My son is in a redemptorist order at Sacred Heart of Jesus Church. Barbara and Vince offered to let me live with them. I felt this would be better and safer for myself.

However, I do use the entire basement as my living quarters. They purchased the shed for storage. The shed contains items which contain chemicals and would present an odor and danger to me if stored in the basement. Such as gasoline for the lawn mower, house paint.

Sincerely,

*Mrs Beatrice Rock*  
Mrs. Beatrice Rock

*Del No 2*

*6687487-1111*

# CONWAY MANAGEMENT CO., INC.

1119 EMERALD DRIVE BEL AIR, MD 21014 PH. (410) 879-9655 FAX (410) 893-2336

October 13, 1994

Mr. Vincent Bittinger  
3 Leinster Garth  
Baltimore, MD 21236

RE: Ridgely's Choice HOA

Dear Mr. Bittinger:

The Board of Directors has given final approval to the following changes:

1. Placement of shed by side of house.
2. Extension of fence.
3. Planting of bushes.

Please note, this approval does not supersede any Baltimore County Codes and/or Laws.

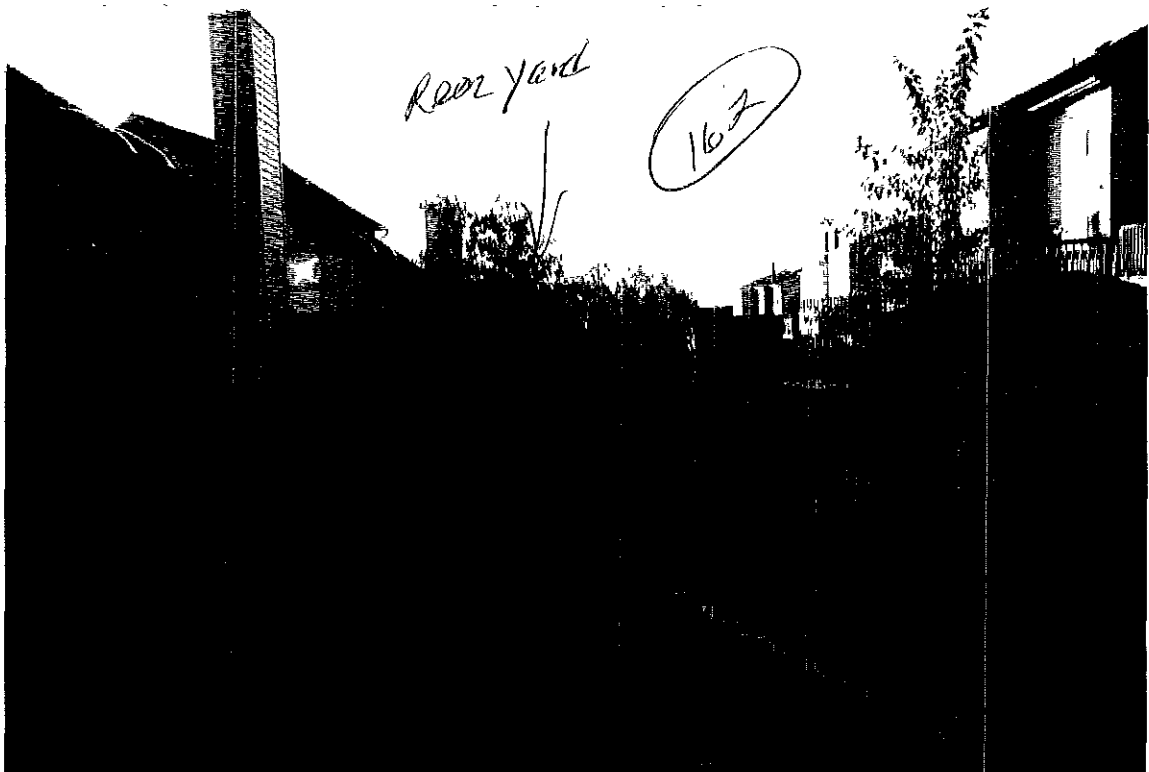
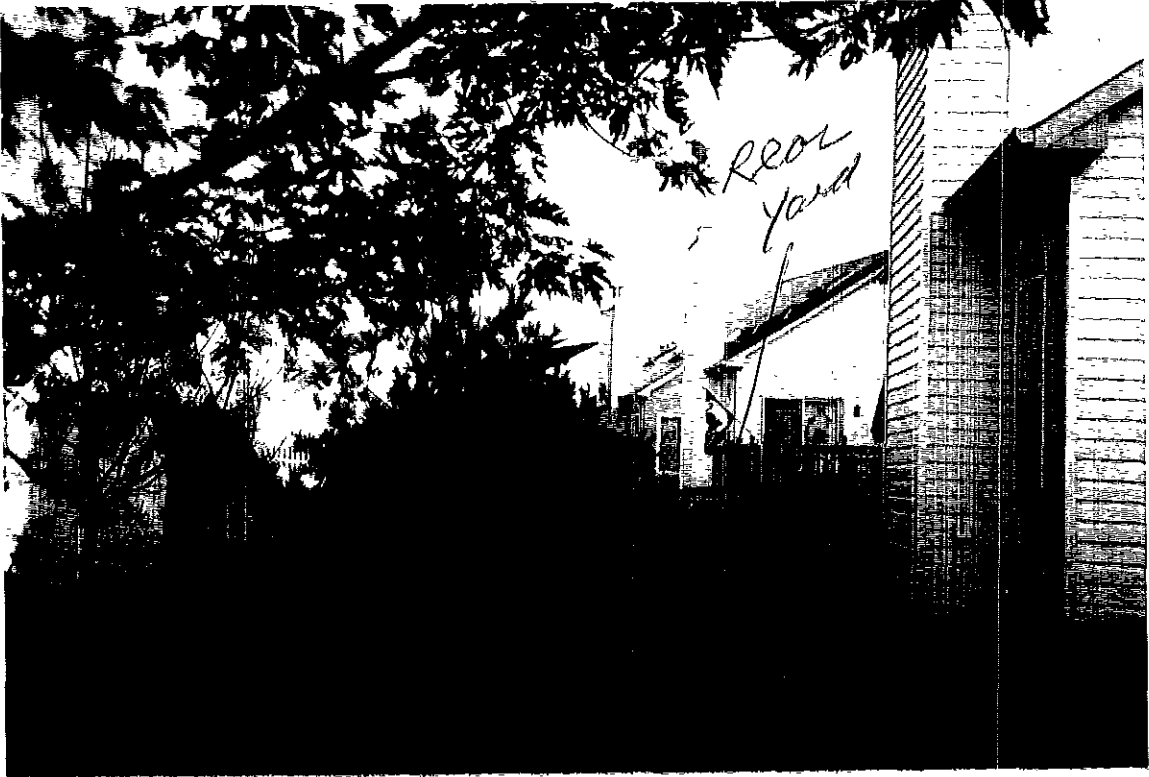
Sincerely yours,

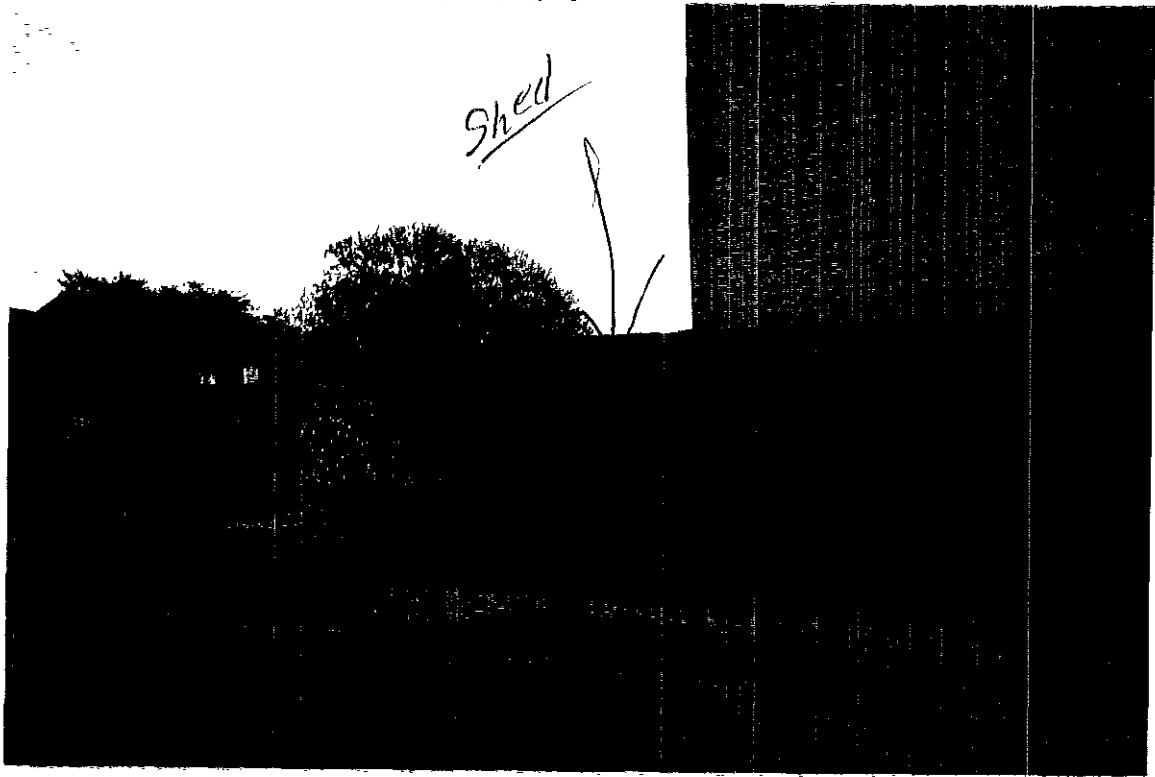
*Jim Conway*  
Jim Conway

Jlh / *pt*

*Let No 3*

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